

**PB# 75-18**

**Pizza Hut  
(Herbert Slepoy)**

LANDS OF HERBERT SLEPOY

Pinna Hut.

75-18

# GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 2441

Received of Herbert Shapiro (Pizza Hut) June 27, 1975  
One Hundred and 00/100 \$ 100.00  
 Dollars

For Site Plan Approval

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>check</u>		
<u>7/100</u>		

Town clerk  
 TITLE

BY Julia M. Tuckman

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14607



Oxford

STOCK No. 752

MADE IN U. S. A.

LOANS OF HERBERT SLEPOY  
Guggen Hst.

MS-18

apparent  
P. 283 Hst. 18th Ave  
June 25, 1975  
Guggen to T.C. June 23, 1975  
9:10 am



**WATER, SEWER, HIGHWAY REVIEW FORM:**

*Sleppoy*

October 24 1972

The maps and plans for the Site Approval XXXXXX  
Subdivision \_\_\_\_\_ as submitted by Marvel Witfield Remick  
for the building or subdivision of Windsor Shops (Phase I) EZ shops  
has been reviewed by me and is approved XXXXX disapproved \_\_\_\_\_

If disapproved, please list reason.

Because of the amount of proposed 6 inch sewer line to be covered with driving area for automobiles and delivery vehicles, a cast iron (CI) line must be used.

Contractor must secure sewer permit before constructing sewer line

---

HIGHWAY SUPERINTENDENT

---

WATER SUPERINTENDENT

*Lyman H. Masten*  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

HERBERT SLEPOY COMPANY  
*Real Estate*

(516) 536-0445  
HERBERT SLEPOY



21 SOUTH VILLAGE AVENUE  
ROCKVILLE CENTRE, N. Y. 11570

September 5, 1972

Mr. Joseph Tallerico  
Chairman Planning Board  
Town of New Windsor  
Union Avenue  
Town Hall  
New Windsor, New York

Dear Mr. Tallerico:

I am writing to ask that we be put on list to be heard by the New Windsor Planning Board on September 13th, 1972 at which time we would like to present our preliminary plans as to what we intend to construct on the vacant land adjoining Mobil Oil on Route 94 in Valles Gate.

If any fees are due I would gladly send a check or will pay same at the hearing.

Very truly yours,

*Herbert Slepoy*  
Herbert Slepoy

HS:bc

BERNARD KESSLER, P.E.

*Consulting Engineer*

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

October 24, 1972

Town of New Windsor Planning Board

Re: Windsor Shops - Site Plan Review

This plan meets all the technical requirements of the New Windsor Zoning Ordinance. The only addition, other than obtaining approval from other Town Departments, and from the State Department of Transportation for curb cuts, would be a note on the plan to provide for sodding the sloped areas on the fill.



Bernard Kessler

*Regency Varnish*

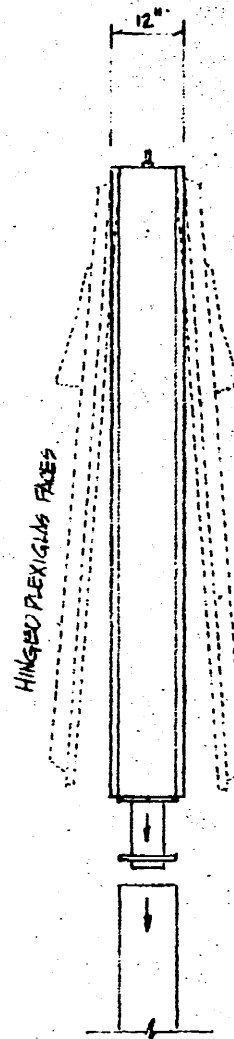


WELDING  
INSTRUCTIONS,  
SEE STEP 3 BELOW

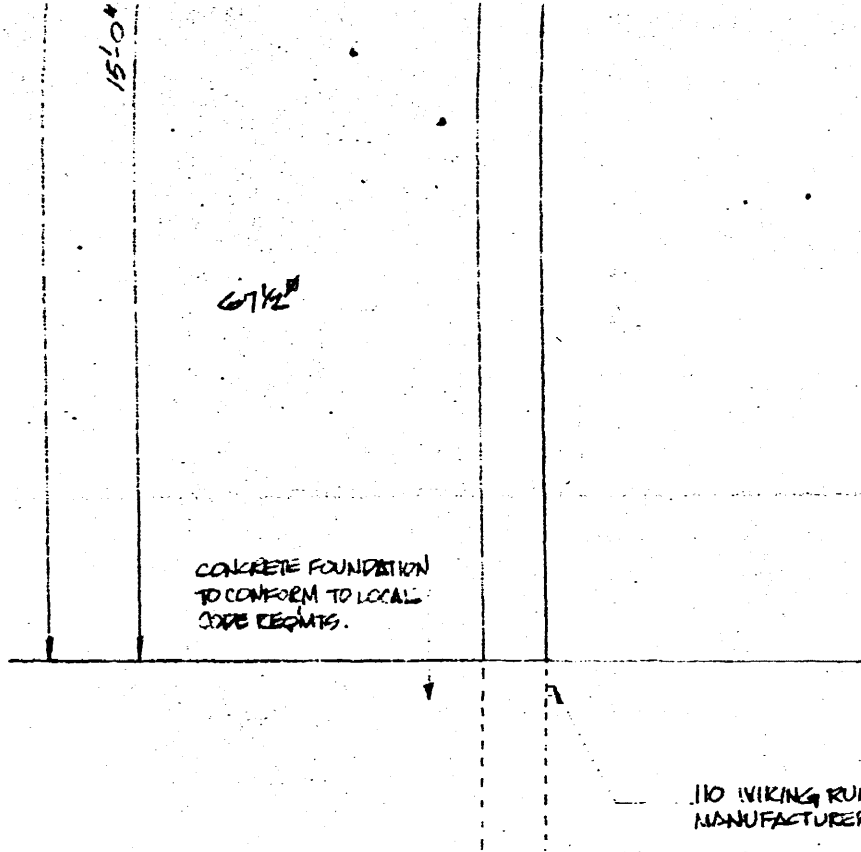
SIGN CABINET FINISHED  
IN SEMI-GLOSS BLACK EPOXY  
NO. 70-335

10" STEEL PIPE  
.305 WALL THICKNESS

PIPE TO RECEIVE ONE  
COAT PRIMER & FINISHED  
SEMI-GLOSS BLACK EPOXY



HINGED FLEXIGLAS FACES



## ERECTION PROCEDURE

- STEP 1** - SET 10" STEEL PIPE IN CONCRETE FOUNDATION. FOUNDATION TO BE ENGINEERED FOR LOCAL SOIL CONDITIONS & WINDLOAD REQUIREMENTS.
- STEP 2** - PICK UP SIGN CABINET AND PLACE ON 10" PIPE BY SLIPPING 6" PIPE STUB W/ RINGS INTO 10" PIPE, MAKING SURE THAT ELECTRICAL LEADS ARE PLACED THROUGH 10" PIPE.
- STEP 3** - WELD RING ON 6" PIPE AT BOTTOM OF SIGN TO TOP OF 10" PIPE. PRIME & PAINT PIPE AS NOTED AND TOUCH UP ANY WELD BURNS THAT MAY OCCUR DURING INSTALLATION.

**"CAUTION"** AVOID WELD BURNS TO BOTTOM OF CABINET BY USE OF A PROTECTIVE SHIELD.

ERECTION DETAILS FOR PIZZA HUT MODEL S-70

SCALE:  $\frac{3}{8}" = 1'-0"$

Date 5/14/75

Application No. 75-18

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name Herbert Slepman

Address 881 Route 28 Woodmere N.Y.

1. Owner of the property Herbert Slepman

2. Location of the property Route 94 near route 32

3. Zone area L.B.

4. Nature of business Sit Down Rest.

5. Lot size: Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_

6. Building setbacks: Front yard 71 Rear yard \_\_\_\_\_

Side yards \_\_\_\_\_

7. Dimensions of new building 35 x 72

Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant Herbert Slepman

Adopted 10/5/70

Mr. Rood: That is to the residence.

Vice Chairman Van Leeuwen: Are you going to blacktop?

Mr. Rood: No..

Vice Chairman Van Leeuwen: You have to have State approval. I don't think you can dump water on a State road.

Motion by Mr. Jones seconded by Mr. Spignardo that the Planning Board of the Town of New Windsor refer the Bonura Site Plan #75-13 located on Route 32 to the Town Engineer for recommendations and report on drainage,, blacktopping, curbing and that the Engineer call the D.O.T.

Vote: all ayes, Motion carried.

#4 on the Agenda:

Slepoy Site Plan #75-18 (PIZZA HUT)  
Located on Route 94 at Vails Gate  
Represented by Mr. Herbert Slepoy

Mr. Slepoy: I have corrected what you recommended. I have here the original site plan.

Mr. Argenio: Have you reviewed this, Paul?

Mr. Cuomo: Yes, I have.

Mr. Argenio: Is everything satisfactory?

Mr. Cuomo: Yes, as far as site work.

Mr. Spignardo: Parking spaces are more than adequate?

Mr. Slepoy: Yes, more than adequate.

Mr. Jones: Did you review the pond Mr. Cuomo?

Mr. Cuomo: Yes, someone is eventually going to have to drain it. It is pre-existing.

Mr. Jones: The pond bothers me. It presents a hazard.

Mr. Slepoy: We are fencing in the whole back. It will be fenced and there will be no access.

Attorney Crotty: What signs will you have?

Mr. Slepoy: Whatever the Town requires.

Vice Chairman Van Leeuwen: I have a letter from Don. Bello of the D.O.T. dated June 11, 1975 stating a permit would not be necessary or required unless a change is anticipated.

Mr. Cuomo: The Town has an easement there.

Attorney Crotty: How high is the building?

Mr. Slepoy: Seventeen feet.

Attorney Crotty: What kind of a building?

Mr. Cuomo: A trussed building.

Mr. Slepoy: That is right.

Motion by Mr. Argenio seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor approve the site plan of Slepoy #75-18(Pizza Hut) located on Route 94. Site Plan fee \$100.00 Vote: All ayes, Motion carried. Fee paid.

#5 on the Agenda:

Beaver Dam Site Plan #75- (Vince Doce)  
Located at Beaver Dam  
Represented by Attorney David Levinson and  
Mr. Vince Doce

Attorney Levinson: I am here on behalf of Mr. Doce who seeks to get approval. Mr. Doce has been here before this Board. The only question the Board had was the paper road I believe. Mr. Renike from my office met with the Town Attorney, Mr. Crotty. They had a meeting this morning concerning problems involved.

Vice Chairman Van Leeuwen: Mr. Crotty will give his report to the Board.

Attorney Crotty read a Memorandum dated June 5, 1975 to the members of the Board. (this memorandum is attached to the minutes).

Mr. Jones: Is that street part of your property?

Mr. Doce: No.

Mr. Jones: The street doesn't belong to Mr. Doce. Two paper streets and he is on the corner. He is making access to another road.

Mr. Doce: A Mr. Reger built the road.

Mr. Spignardo: Mr. Crotty, you couldn't find anything in Goshen on this?

Mr. Jones: It is the old Ramsdell property.

Mr. Doce: Has anyone paid taxes on that road?

Attorney Crotty: I don't know.



**RECEIVED**

JUN 18 1975

112 Dickson Street  
Newburgh, NY 12550  
914-562-4020

**NEW WINDSOR PLANNING BOARD**

June 11, 1975

Leon Orzechowski  
47 Quassaick Avenue  
Newburgh, NY 12550

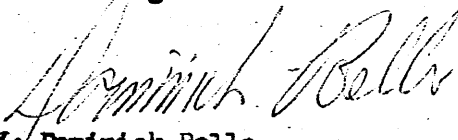
Dear Sir:

In reference to your inquiry concerning the proposed Pizza Hut to be located on Mr. H. Slepoy's property on the east side of Route 94, approximately 300' south of the Vails Gate intersection, please be advised that the existing entrance was constructed under a Highway Work Permit and is in accordance with the Traffic Department's standards.

A permit will not be necessary unless a change is anticipated within the State's right-of-way.

Very truly yours,

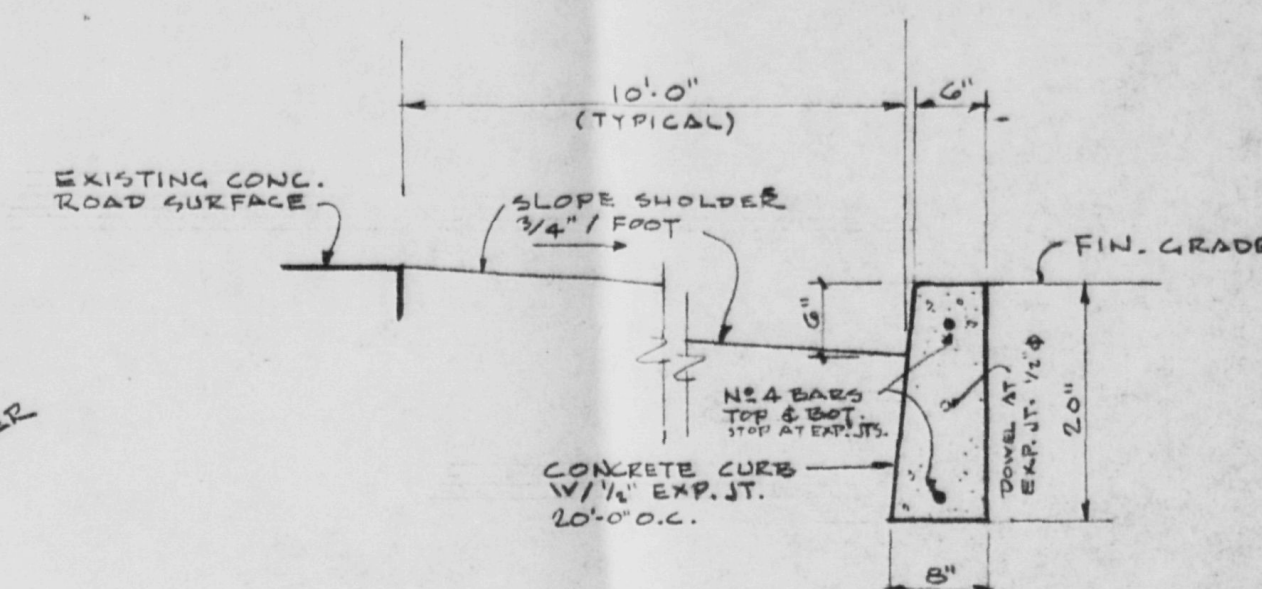
Lawrence L. Greer  
Resident Engineer

  
BY: Dominick Bello  
Assistant Resident Engineer

LLG:DB:jag  
CC: Town of New Windsor Planning Board



LANDS OF THE PEOPLE  
OF THE CITY OF NEW YORK



DETAIL (A) CURB DETAIL (TYPICAL)  
SCALE 3/4" = 1'-0"

GENERAL NOTES

1. INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF A PORTION OF THE LANDS OF HERBERT SLEPOY AS PREPARED BY A.S. BRINNIE, P.E., L.L.S., DATED 10 AUG 72.
2. ALL UNDERGROUND SERVICES (WATER, ELECTRIC AND SANITARY SEWER) SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND REQUIREMENTS OF UTILITY COMPANIES.
3. PROVIDE FOR FUTURE CONNECTIONS INTO UTILITY LINES.
4. ALL SLOPED FILL AREAS TO BE SODDED.

LEGEND

- E- = ELECTRIC SERVICE
- S- = SANITARY SEWER
- W- = WATER SERVICE
- C.P. = CONCRETE PAVING ELEVATION
- G. = FIN. GRADE ELEVATION
- P. = PAVING ELEVATION
- C. = TOP OF CURB ELEVATION
- [Pattern] = NEW BLACKTOP PAVING

MOBIL OIL CORPORATION

MC DONALD'S CORPORATION

POND  
WATER LEVEL = 268.1'

FUTURE SHOPS

PHASE I CONST.  
FIN. F.L. 281.0'  
(2400 SQ. FT.)

NEW YORK STATE HIGHWAY ROUTE 94

SITE PLAN  
SCALE 1" = 20'-0"

LANDS OF HERBERT SLEPOY

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 10/25/72  
BY [Signature]

REV. 10 OCT 72

WINDSOR SHOPS  
PHASE I - GRAND UNION "EZ SHOP"

DATE  
23 OCT. 72

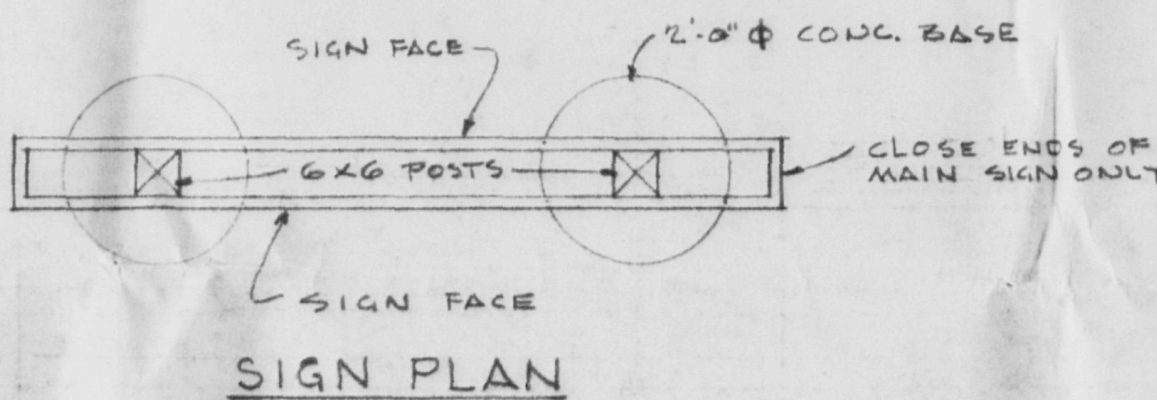
SITE PLAN & DETAILS

DWG. NO  
S-1

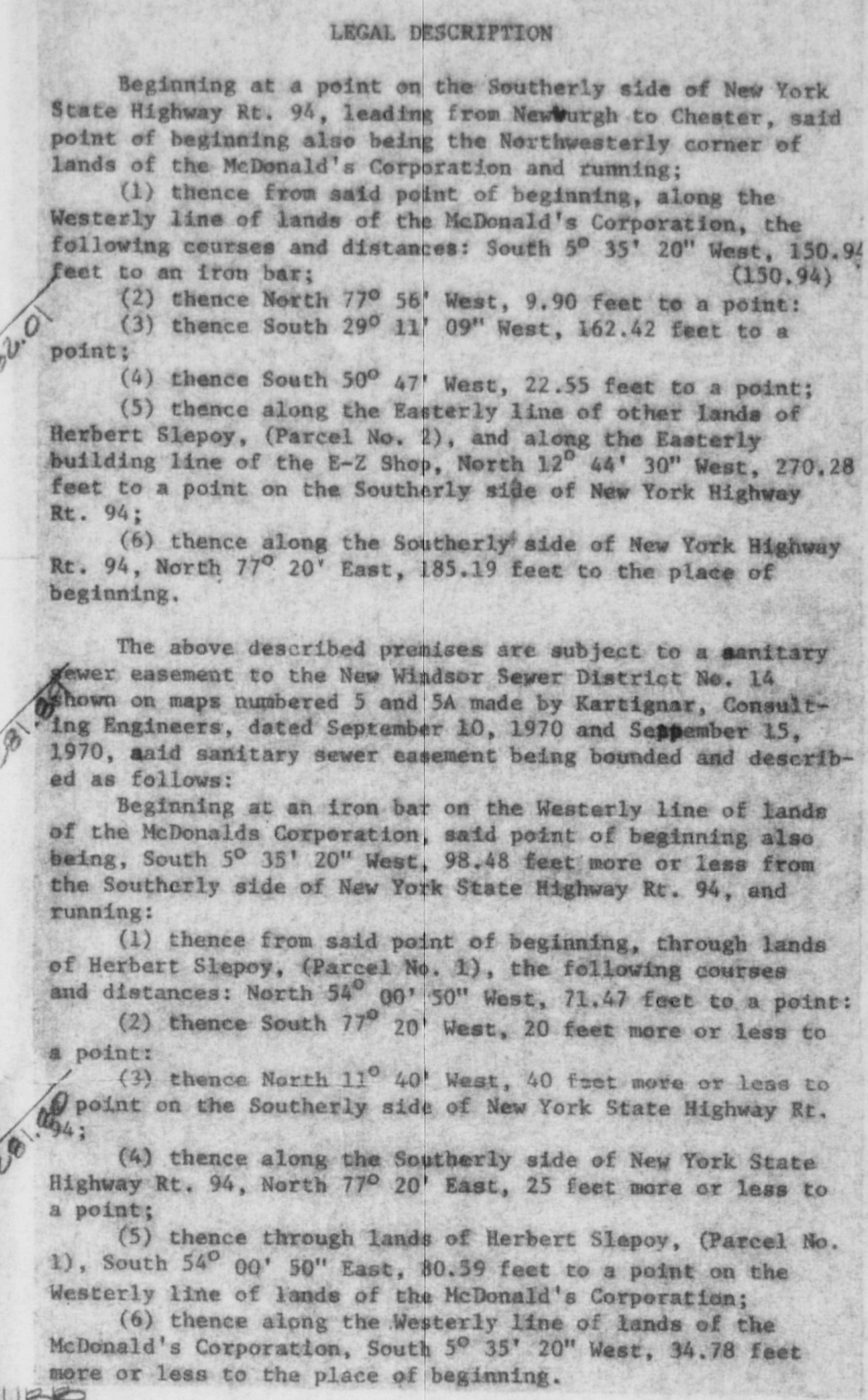
MARVEL  
WHEELER  
REMICK  
architects

SIGN ELEVATION  
SCALE 3/4" = 1'-0"

- SIGN NOTES
1. ALL REDWOOD LEFT TO WEATHER NATURALLY
  2. CHARACTER & COLOR OF LETTERING TO BE DETERMINED.
  3. GRADE LIGHT FOR EACH FACE OF SIGN REQ'D. LOCATION & SHIELDING AS REQUIRED.







SCALE: 1" = 10'-0"

**SITE PLAN**

May 76

**REVISION**




18  
 TAC = PRO. PARKING TAIL  
 C.A. = WH. WING

